

**Eldorado Community Improvement Association, Inc.
Architectural Committee Meeting Minutes of November 28th, 2017**

TIME AND PLACE:

The bi-monthly meeting of the ECIA Architecture Committee was held on Tuesday, November 28th 2017 at 7 PM at the Community Center.

CALL TO ORDER: The meeting was called to order at 7:01 PM.

DESIGNATION OF QUORUM:

Attending the meeting were members: Chair -Katherine Mortimer, Co-Chair Gary Moran, Steve Taratula, Casey Cronin, Larry Ward, Nina Harrison, Board Liaison, David McDonald, and Staff Representative, Mark Young. A quorum was established for this meeting.

Announcements:

1. Mark Young announced that the meeting was being recorded.

RESIDENTS:

There were 5 residents attending the meeting and two guests.

Consent Agenda Approvals:

<u>UBL#</u>	<u>Address:</u>	<u>Resident</u>	<u>Nature of</u>	
<u>Project:</u>		<u>Details:</u>		
11207	42 Encantado Road	Craig Gleason	Re-Roof with White Membrane	Consent
	approval with stipulations			
34906	9 Lauro Road	Steffani Cochran	Re-Roof with White Membrane	Consent
	approval with stipulations			

NEW PLANS FOR REVIEW:

1. UBL# 3-53-11, Glenn and Barbara Wright, 3 Avila Court with plans for a four season's sunroom addition to the home. The structure will be 8' x 10' and 8 feet tall. It will have a sandstone frame and roof to match the color of the home of El Rey Casa. With no issue of compliance these plans were approved with the following stipulations:
 - a. Resident is required to have the manufacturer or contractor reduce the roofs reflectivity to a low reflective or matt finish.
 - b. Resident shall use the lighter colored wall sample so as to match the color of the stucco.
 - c. Should there be exterior lights added they shall be downward shielded.
2. UBL 2-10-07. Kathleen Weidner, 4 Enebro Place, are adding a front entry area to the front of the home to match the color and style of the existing home, and modifying two previously approved portals to solid roofing (from an original open roof design) with a metal roof in color weathered copper. With no issue of compliance these plans were approved with the following stipulations:
 - a. Color of new front entry portal stucco to match the color of home.
 - b. If this is actual Copper roofing it shall have an accelerant applied to decrease reflectivity.
 - c. If the roof is not actual copper than it shall have low light reflectivity.

Other Business:

1. Resident David McCaffrey, of 7 Avila Road, had submitted fence plans to the ECIA for review but they were too late to be included on this meeting's agenda. The committee reviewed the plans and, while they could not approve of them at this meeting, they felt that the plans were

complaint, advised the resident that any work he does was at his own risk, and asked the resident to come back to the December 12th meeting for formal approval of these plans.

2. Committee members discussed the issue of residents applying the tan silicone membrane product on the outside of walls and this was not in compliance with the intent of the new guidelines for white roofing and that section 6.2.4.1 should be modified in the next Guideline revision to clarify that outside walls of parapets shall not have the tan silicone roofing product applied to them.

3. Committee members then discussed what the most logical approach would be to start the next review of the guidelines process and Chair, Katherine Mortimer, asked all to think about the best approach and we would talk about it at the December 12th meeting.

4. Due to issues with contractors not always completing projects, as approved, and at times that are not in compliance with the Covenants and Guidelines, David McDonald and others agreed that some kind of signed document (that was signed by the Resident and the Contractor) agreeing to the terms of the plans, would be beneficial and that we should question our attorney if such a document would be legal and enforceable. Mark Young will research this and report back to the Committee. Additionally the following ideas were brought up as a way to promote complaint structures:

- Have an open house for residents and bring in contractors to talk about specific projects, such as the silicone roofing membranes, so they know of the correct way to complete such projects.
- Take photos of projects that were done correctly and are in full compliance and post these photos on the website and have them available for residents to review in the office.

These topics will be discussed more at future meetings.

FINAL ORDER OF BUSINESS:

There was no further business.

The meeting was adjourned at 8:25 PM

Submitted By:

Mark Young, Staff Representative